

October 2020



The Beachcomber



*Hernando Beach
Property Owners
Association
Newsletter*

PRESIDENT'S MESSAGE BY DIANE M. GREENWELL

Happy Fall HBPOA Members!

Finally, we were able to have a Membership meeting in September where Zoom and Facebook were used for the first time to enable those to attend who did not feel comfortable in a crowded room during the COVID-19 pandemic. While there were learning curves, Sarah Hill and Erin Daly worked with the electronic membership attendance to assure that as many as possible were able to be weigh in on many of the important issues being voted on. We had lots of positive feedback and hope to utilize this new method of attendance should the pandemic continue.

Updates for October include:

Membership Dues – Approval of Membership dues has been approved beginning January 1, 2021. Dues will increase to \$35.00. Anyone joining or renewing in November or December will be able to still join for \$25.00 for 2021 Membership. Please help us this year by filling in a new Membership Application for 2021 to assure that we have current, updated information on hand for you as a property owner.

Landscape/Beautification – Gunter Woog was able to get community contributions for material and labor to continue work at the Triangle Park. HBPOA received an insurance check for damages done in July and will be using those funds to assist with maintenance for the balance of the year as needed. The Membership gave the Board authority to approve landscape maintenance expenditures going forward to expedite the process. Those expenditures will still be listed monthly on the Treasurer's Report for Membership's review and discussion.

(Continued on page 3)

Our next meeting
will be held
**Thursday,
October 1st, at
7:00pm at the HB
Coast Guard
Auxiliary, doors
open at 6:45pm.**

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**The purpose of  
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VIDEO



(Continued from page 1)

**Calendars** – We are down to our last 50 calendars and have held off selling the balance until after snowbirds get back. If you don't anticipate being back in Hernando Beach until November, please reserve your copy now so that it will be waiting for your pickup once you get back. There will be no second publication this year and we do expect all calendars to be sold. The Silver Dolphin also has calendars for sale there to make it easier for pickup.

**Nominating Committee** – Diane Ziemski, Bobbi Cacamisi, and Nancy Wachs volunteered for the nominating committee and will be reaching out to membership for 2021 candidates. Please contact one of them ( [ziemskiart@gmail.com](mailto:ziemskiart@gmail.com) 501-425-5301) if you would like to consider running for a position on the Board at our November elections. All Officer's positions are open, which are one-year terms. Two Directors' positions are open, and they are two-year terms.

Events we still have to look forward to include the Photo Contest delayed from September, elections, and a Christmas party to close out this year.

Lastly, I'd like to send a big thank you out to our Board who have tried to stay focused on resolving business issues during COVID-19, and a special **huge** thank you to our Membership for your support in finding work arounds during the challenges this year has brought us. May you all stay healthy!

**Diane Greenwell**  
**President, HBPOA**

## HBPOA NOMINATING COMMITTEE

The HBPOA Nominating Committee has begun accepting names for the 2020/2021 election of officers and directors. We encourage you to review the duties of the HBPOA, see the by-laws at <http://www.hernandobeachpoa.com/>

The committee will be using NEW technology methods to reach out to the members, utilizing email survey as our primary contact, and then phone calls. Our first contact will be sent to the members by email, only then by phone, or text if we believe you have not been reached.

If you will volunteer to run for an office, please respond to the survey when you receive it. You will need to include your legal name (as to your deed), your address, and the office you wish to be nominated to. The results of this survey will allow the committee to keep an accurate account of information to be announced at the October meeting.

These are the offices:  
President

# The Beachcomber

Published by Hernando Beach Property Owners Association

Deadline for ads, articles, and news:  
**Oct. 10th** for publication in our **November Issue**.

Yearly advertising prices:

**Black & White:**

1/8 page - \$95

1/4 page - \$190

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**Color:**

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Vice President  
Secretary  
Treasurer  
Director 2 positions open

To comply with the privacy requests of some members not wanting their emails out in public, we will be using the existing HBPOA email system.... so it will appear as this comes from the HBPOA, and only your name is in the to: box.

**ALL NAMES** the committee receive will be announced at the October meeting. Per the by-laws, nominations will be taken from the floor at both the October and November meetings.... but be sure to read the by-laws for verification information and the process.

**Your name must be on the property deed, not a rental or a co-resident. Only those who were members on or before September 6, 2020 are eligible to run for office.**

If you do need to contact the committee please write ***nominations*** in the subject to identify and differentiate from other HBPOA mail.

(Continued on page 6)

# Hernando Beach Property Owners Association

P. O. Box 3198, Spring Hill, FL 34611-3198

## 2020 Board of Directors

**President:** Diane M. Greenwell - (352)606-3720

**Vice President:** Mike Fulford - (352)515-5102

**Secretary:** Pat Cordova - (352)556-5788

**Treasurer:** Sarah Hill - (352)279-0076

**Director:** Fran Baird - (352)650-9213

**Director:** Chuck Greenwell - (352)606-3720

**Director:** Joe Wachs - (352)610-9098

## Committee Chairperson

### Landscaping Committee

**Hospitality Committee** - Judith Hughes

**Beachcomber** - Jen Brown - (352)678-1795

**Board Meetings held the Monday before the Membership Meeting.**

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## HERNANDO BEACH PROPERTY OWNERS ASSOCIATION MEMBERSHIP APPLICATION & RENEWAL FORM

HBPOA meetings are held the 1st Thursday of every month. Meetings are held at the Coast Guard Station on Calienta St, doors open at 6:45 pm and meetings start at 7 pm. **Dues are \$25.00 annually and include the Beachcomber Newsletter mailed to you. Annual dues become due and payable in January of every year and are NOT prorated.** Members who join in November or December are considered paid up as members for the following year.

MEMBERS LISTED ON THE PROPERTY DEED, as owner(s) of record on file with the Hernando County Property Appraisers office, as owners named on the purchase agreement if the deed has not yet been recorded, individuals named in trust agreements and the spouses or legal partners of such property owners whether or not listed on property deeds and records. (*Bylaws Article II, Membership 2.*)

\_\_\_\_\_  
\_\_\_\_\_  
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(HOME)\_\_\_\_\_ (CELL)\_\_\_\_\_ (CELL)\_\_\_\_\_

\*Mailing Address: \_\_\_\_\_

\*Email Address: \_\_\_\_\_ (Please print clearly)  
2<sup>nd</sup> Email Address: \_\_\_\_\_

\*The address of the HB property I own is: \_\_\_\_\_

I would like to help with:

|                                         |                               |
|-----------------------------------------|-------------------------------|
| _____ Hospitality Committee             | _____ Environmental Issues    |
| _____ Governmental Affairs Committee    | _____ Membership              |
| _____ Finance Committee                 | _____ 50/50 Tickets & Drawing |
| _____ Landscape Committee               | _____ Events                  |
| _____ Marketing (Beachcomber) Committee | _____ HBPOA Calendar          |
| _____ Christmas Decorations             | _____ Photo Contest           |
| _____ Other _____                       |                               |

Make checks payable to HBPOA and mail with application/renewal to: **HBPOA, PO BOX 3198, Spring Hill, FL 34611-3198.** If paying online please forward this completed application with method of payment.

Paid by Check# \_\_\_\_\_ Paid On Line Reference# \_\_\_\_\_ Date: \_\_\_\_\_

We encourage you to contact us if you cannot reach us by the HBPOA official methods or for some reason the survey does not work.

Nomination Committee members:

Bobbi Caccamisi

Nancy Wachs

Diane Ziemski [ziemskiart@gmail.com](mailto:ziemskiart@gmail.com)

501-425-5301

## HOSPITALITY COMMITTEE

Hello Hernando Beach,

Since our last writing, we have had a Candidate's Forum and an actual "in person" HBPOA meeting. Covid 19 has been the topic of conversation since March. That means that for six months our population has been advised to use the 3W's (wash hands, wear a mask, and watch your distance) in our daily lives. Social distancing is certainly a new term added to our vocabulary in 2020. We have been attempting to sanitize our lives and follow the suggested cautions, especially if we are folks of higher age. We all look forward to the day we are free to go about our lives as we did when 2020 began.

(Continued on page 7)

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On August 4th, your Hospitality committee gathered, our first meeting since February, to decide on the logistics for our part of the Candidates forum to be held on Thursday August 6th. The analogy of "whistling while you work" as depicted in Snow White, was exactly what we did. We all used our talents and team spirit to create welcome bags and discussed design ideas for the event.. We hope you enjoyed the atmosphere considering the need for social distancing. Thanks to Bobbi Caccamisi and Diane Ziemski and Nancy Wachs for their valuable contributions. Note: Nancy made those delicious cookies.

Here we are in October. The Holiday Season is a time for celebration and it is fast approaching. Going forward, your Hospitality Committee has a few ideas but as of this date and not knowing what the future brings in terms of social interaction restrictions, we will hold them until next month. We always welcome your suggestions for social events. Hopefully life will become clearer as 2020 comes to a close.

So, for a little fun, here are just a few interesting October dates to note:

For the gift givers: Tourmaline and Opal share October's birthstone.

October 5th - World Teachers Day

October 7th - Coffee with a Cop Day

October 9th - Fire Prevention Day and International Beer and Pizza Day

October 12th - Columbus Day

October 19th - Evaluate Your Life Day

National Clean Your Virtual Desktop Day  
(how appropriate in our new virtual world)

October 31st - Halloween and UNICEF Day

Your Hospitality Committee wishes you all good health, and we are hoping that by the time November's Beachcomber is published we will have some positive news about the world's Covid 19 situation.

Be well all,  
Your Hospitality Committee

### MINUTES OF THE HBPOA MEETING, COAST GUARD BUILDING SEPTEMBER 3, 2020 @ 7:00 PM

Diane Greenwell, President, called the meeting to order at 7:05 PM and asked Larry Dyer to lead those present in the Pledge of Allegiance. There were 56 members plus 2 new members in attendance. In addition, Zoom (thanks to the efforts of Erin Daly to organize, educate and manage the meeting on Zoom) as well as Facebook Live had been offered as an alternative for

(Continued on page 9)

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(Continued from page 7)

members who were not comfortable being at a live meeting due to Covid-19 and some of our members took advantage of these options.

**DISCLAIMER** Everyone who attended the meeting in person or electronically is well aware that this was a jam-packed agenda, that opinions were expressed passionately, people were interrupted often and “talked over” each other frequently. In an effort to fit the minutes into a portion of the Beachcomber and not completely fill it, I will try to be as concise as possible. The agenda for tonight’s meeting has details of motions and history of those motions and will be part of the permanent record. Additionally the recording of this nearly 4-hour meeting will be available for anyone who feels the need to gain more detail.

**PRESIDENT’S COMMENTS:**

Diane Greenwell reminded the attendees that the meeting tonight was a closed meeting, ie, limited to members only and also that only those who were members on or before July 5<sup>th</sup> of this year are entitled to vote, based upon Article IV of our Bylaws (Nominations, Elections and Voting):

5) *Voting members are those members who have paid their current annual dues and who have been members for a minimum of sixty (60) days.*

6) *Voting members of HBPOA may only have one vote regardless of the number of properties he/she/they may own.*

Our President went on to explain further that if there were more than one member whose name is on the deed of their home here tonight each one was eligible to vote. Members attending electronically tonight will be verified and will receive an electronic ballot.

When Mrs. Greenwell started to ask for the members present to agree to setting a time limit on discussion tonight due to the plethora of issues before us, she was interrupted by Kelly Reeve’s “Point of order!” in an attempt to get across her point that she was opposed to electronic voting and quoted from Robert’s Rules of Order to support her case. Diane reminded Kelly and the attendees that in July the membership voted to allow electronic voting during the pandemic, to which the latter replied that, “We are not in the Pandemic,” a statement that brought an outburst from the crowd! Kelly’s point was that, since we had Board Meetings and special Board Meetings throughout the Spring and Summer months, there was no state of emergency to support electronic voting. One member pointed out that our US President declared an emergency in all 50 states due to the pandemic and that should top all other arguments. Chuck Greenwell asked for some parliamentary procedure/rules at this point to consider how we should proceed with the meeting and that outbursts should be limited. Discussion became quite lively on both sides of the argument, some arguing that the Bylaws were not being followed while others agreed with the need for having used electronic voting and for using it for those

(Continued on page 11)

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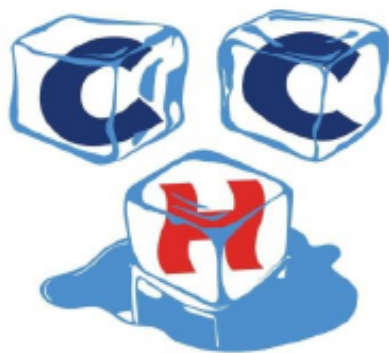
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who are attending electronically. Ann Dobrow moved that we proceed with a vote to hold the meeting with current members present who can vote and that members who are voting via Zoom and/or email are allowed to vote because membership has previously voted that this should be allowed. Jen Brown seconded the motion. Jodie Pillarella made the point that tonight was a regular meeting and thus only those in attendance should be eligible to vote and that we should go by our Bylaws.

At this point Denis Polyn, whom Diane as President, has appointed to be our Parliamentarian, was introduced to the membership and asked to speak to these issues. Denis and his wife have been members of our Association for several years; furthermore, he is a lawyer (not practicing in Florida) and has a lot of experience in parliamentary procedure though he is not credentialed. Kelly Reeve and Fran Baird grilled Mr. Polyn about his background and his membership to the point that he took offense. He spoke briefly about revision of Bylaws in general. Valerie Shelter quoted from the Bylaws the section that addresses proxy voting which states that it is not allowed and queried whether the electronic voting qualified as proxy voting. Erin Daly advised us that the court system is currently relying on electronic voting and that it is the present and not the future. Erin also reassured us, when asked, that the members on Zoom and Facebook Live are actually attending this meeting as if they are in the room with us tonight and she further explained how their eligibility to vote will be ascertained.

Pat Cordova reminded us that, though we did have our Board meetings as stated previously, they were conducted with the utmost care to follow CDC guidelines and no more than 10 to 12 and often fewer people were present. Furthermore tonight's meeting is a regularly scheduled meeting, granted; however, due to our attempts to follow CDC guidelines because the pandemic is still very much with us, attendance had to be limited and that limits the ability for eligible members to vote in person. "These are not regular times," was her last comment.

Diane stated that there is a motion on the floor and called for the vote. Once again there was a hue and a cry about the electronic voting which prompted Diane to read the email sent out back in July in which the members were asked to vote electronically to indicate that they were willing to suspend only during this pandemic that portion of our Bylaws which states that a member must be physically present to vote, and to allow electronic voting, one electronic ballot per household and one vote per household. 83.7% of the 72 households responding voted in the affirmative. A copy of this email will be included with these minutes. The motion carried with 39 ayes and 17 nays.

#### AGENDA APPROVAL:

Diane Greenwell asked for a motion for the Agenda to be approved as presented. Before a motion could be entertained, Fran Baird expressed her opinion based

*(Continued on page 12)*



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upon her concern that items E and F have to be dealt with this evening, especially with elections coming up on November; however, Diane explained that the Agenda items need to follow the order in which they've been placed and that the reports and items in Old Business are important and we should be able to get through them quickly if the interruptions can be avoided. Chuck Greenwell moved that we move forward with the agenda. Diane reminded all that tonight's agenda is the ballot as well and everyone should be sure to put names and emails on the first page so that the ballot can be validated.

Motion passed.

#### I. COMMITTEE REPORTS:

A. Minutes Approval for March..... Judy Zellmer moved that the minutes from the March meeting be approved as printed in the Beachcomber. Ann Dobrow seconded the motion which passed without objection.

B. Treasurer's Report.....Sarah Hill, Treasurer, reported that the August balance began with \$21,194.60 and ended with \$21,624.70. Sarah went into details about the Landscaping funds/expenditures and the fact that certain funds are earmarked for specific expenses. She also pointed out that there was no change in the Beachcomber negative balance carried over from July. The written report was emailed to all members so that they

have access to all the detail and Sarah is always available for questions. Meanwhile the report will be filed for audit. One member complained that she is not receiving association-related emails even though she has given her email address and Sarah promised to get this cleared up. Diane explained that there are still some members who haven't shared an email address and stressed the importance since so much of our communication comes through email.

C. Hospitality.....Diane Ziemiński apologized for there being no ice cream social tonight, a tradition, but the reason for not having it did not have to be explained with the pandemic still very much alive. She asked members to please email her any ideas for our Christmas celebration. Diane issued an invitation for anyone interested in joining the committee and then proceeded to introduce two of our new members: Linda Tartaglione and Marlies Blackford (who has already joined the Hospitality Committee!). Our membership now stands at 256 with 116 new members YTD. Diane mentioned that there is a new group called UCHB (United Community of Hernando Beach) and they plan to do a Halloween trunk or treat and perhaps some more community projects.

D) Landscape....to be discussed under New Business.

E) Beachcomber.....Jen Brown reminded us that the deadline for submissions remains the 10<sup>th</sup> of the month.

F) Calendar.....Diane Greenwell reported that the sales thus far total \$3,095 and there are approximately 50 of 400 remaining to be sold. Thanks to Diane's sale of ads

(Continued on page 13)

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*(Continued from page 12)*

to local businesses (She explained that Covid-19 deserves the credit since she couldn't go to the membership to have the cost of printing covered in a timely fashion), all production costs were covered which made money from sales all profit. Each business was given a calendar as a thank-you plus a few others to promote good will in the community.

## II. OLD BUSINESS

A. Special Meeting Item – GAC Suspension.....Diane explained that this action was taken at the Board meeting held on March 30, 2020, and that the Board had the authority to take such a step. Diane stated that she wasn't sure why the group who called for a special meeting to be held on 8/24/2020 had this on their agenda. Since that meeting didn't happen for a number of reasons, it was agreed that two of the items that weren't already on the 9/3/2020 Agenda would be added and this is one of the two. Diane gave a detailed history of this vote, explaining that the vote was a result of the Board's due diligence undertaken in an exhaustive effort to review our statutory duties and responsibilities, Articles of Incorporation, current bylaws and the applicability of Robert's Rules of Order, Newly Revised 11<sup>th</sup> Edition.

Diane posed the question as to why this was on their proposed agenda to those who had requested the special meeting. Basically, it boils down to the idea of previ-

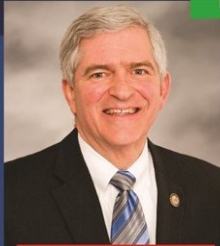
ous members of the GAC, to include John Paul Reeve who was chair, believing that this decision to suspend the GAC violated our Bylaws. John Paul went so far as to opine that two decisions by the BOCC went against us as a result of not having a GAC with intervenor status which would have allowed more time for discussion and also rebuttal rights. Diane provided extra detail about the Board's decision having also been based on other issues plus a cease and desist letter which the HBPOA received with allegations of trespassing and harassment by some GAC members, such that it was felt that our association needed to be protected. It was the intention of the Board for a new committee to be appointed from volunteers at the April POA meeting, which unfortunately couldn't happen because of the pandemic. Chuck Greenwell emphasized that our Bylaws were an important document but cannot be inconsistent with the Florida Statutes for the formation of a nonprofit such as ours and that we as a Board have tried to raise the bar on professionalism and compliance and, in the case of our GAC, found ourselves in a position where we had to take our responsibility quite seriously and take corrective action. Valerie Shelton and Kathy Frase, both former presidents, took umbrage with Chuck's comments, all of which is documented on the recording. Ultimately Barbara Gossett moved and Judy Zellmer seconded her motion that all activities of the GAC continue to be suspended until a new Board is elected in November who will appoint a new committee. Bud Frase asked, in es-

*(Continued on page 14)*

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**DANIEL WEBSTER**

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- X** Has voted to cut access to health care
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Under Daniel Webster, you could lose your Social Security and your health care.

Webster has received a rating of "0%" from: Clean Water Action, Defenders of Wildlife Action Fund, EarthRights International, and the National Parks Conservation Association. Webster has also received a rating of "3%" from Environmental America.

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Webster has voted to repeal the ACA over 50 times, even though the AARP states that this will hurt senior citizens.

- ✓** Will vote to protect Social Security and Medicare
- ✓** Will vote for health care for all Americans
- ✓** Will vote for clean and renewable energy
- ✓** Will vote for environmental protection and justice
- ✓** Will vote for civil rights and equal protection under the law



**DANA COTTRELL**

Dana will protect Social Security, and she will vote for cost of living increases.

Dana will work to protect the environment and support initiatives that promote clean energy, as these initiatives will help protect our water and air while bringing innovative job opportunities to the district.

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# VOTE DANA COTTRELL ON NOVEMBER 3, 2020

Approved and paid for by the Dana Cottrell Campaign Account, Democrat for Congress

(Continued from page 13)

sence, about what happens in the interim, say with issues which come before the BOCC while we have no GAC, and Diane reminded him that we have always encouraged any resident to present their views on any given subject before the BOCC and that there have been issues in the past that we opted not to support or fight as a group because of differences of opinion. Denis Polyn reminded us that the Board's suspension of the GAC had to be taken to the membership but Diane reminded him that this is the first association meeting since the suspension. The vote was called and was counted as 35 ayes and 18 nays. However, with the reminder that the Zoom and Facebook Live folks would be voting later electronically, members were asked to mark their ballots.

B) Special Meeting Item – Resolution to Expand the Boundaries of POA.....Apparently the group who had called for the special meeting wanted to hold the second vote since it did reflect a change to one of our Bylaws. History of how this vote happened as well as the rationale for it is documented in the Agenda which will be included with the minutes. Scott Fitzgerald moved and Bud Frase seconded the motion to allow the membership vote of March 5, 2020, approving Resolution 2020-001 to stand, expanding the boundaries per attachment A. Membership was asked to mark their ballots.

### III. NEW BUSINESS

A. Reimbursement of Gunter Woog.....Diane Greenwell gave a chronology of our relationship with Gunter Woog which ultimately culminated in his resignation as Chair of the Landscaping Committee on July 16, 2020. He is owed an additional reimbursement of \$735.22 which will make a total of \$1,234.22 for which he has turned in receipts for reimbursement. Since this is our first association meeting, it has been our first opportunity to do this. Sarah Hill moved to reimburse Gunter Woog \$735.22, in addition to the \$499.00 already paid as final settlement for \$1,234.22 in out-of-pocket expenses that the Board or membership had not previously approved. Fran Baird seconded the motion upon which the membership was invited to mark their ballots.

### B. Landscaping – Vote on Four Items

1. Maintenance Items.....Diane explained that this motion was to provide the authority from the membership to fund maintenance items (mowing, water, power, routine maintenance, weed killer, repair to sprinklers/pumps/electric issues, fixing vehicle damages to the sites) without specific membership approval. Barbara Gossett moved and John Paul Reeve seconded that in the future, maintenance items be funded without specific membership approval but with Board approval only. There was some discussion, mainly members seeking reassurance that there would be a record of and ac-

(Continued on page 18)



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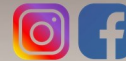


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(Continued on page 17)

(Continued from page 16)  
ing counties.

In pursuing my love of everything that is stained glass I have been blessed by meeting, literally, hundreds of interesting people from all over the country who have either settled here in Hernando Beach or make our area their winter home. Some of my students have worked with me for years and I'm delighted to call many of them my friends.

As with oil painting and water colors, stained glass is a colorful and versatile art that can be displayed in multitudes of ways, from stand-alone pieces, to kitchen cabinets, door inserts, window transoms and much more. You can see some of the magnificent work that my students have created by going to my website: [www.bsgworkshop.com](http://www.bsgworkshop.com) and Facebook page: barbarasstainedglass.

If you ever had the desire or even an inkling of curiosity about the possibility of creating an enduring piece of glass art, contact me by phone or email, both of which can be found on my website.

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I currently hold an Associate Degree in Emergency Medical Services, Associate Degree in Fire Science as well as a Bachelor Degree in Fire Administration.



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*(Continued from page 14)*

countability for the funds spent and, getting that reassurance, the vote was called and people asked to mark their ballots.

Gunter Woog gave a short update on his goals with the two sites and what he has accomplished and he was thanked by our President for all that he has done to make these parks function more economically while looking more beautiful.

2. Supplemental Mowing.....Diane explained that the County has agreed to take over mowing at the Dolphin and Triangle sites, March through October, for a total of eight times per year and wondered if the membership wished to supplement this. Ann Dobrow moved and Kathy Frase seconded that we supplement the County mowing at the Dolphin and Triangle Park with a private, licensed professional as needed. Among the discussion items was the idea that we are taking a liability risk if we rely on volunteers as opposed to someone who is licensed. Chuck Greenwell made the point that any moneys donated for landscaping must be channeled through our Treasurer so that there is a record and that any donation is not a "blank check." There were some concerns about knowing when the supplemental mowing would be needed. Members were asked to mark their ballots.

3. Replacing Landscape Funds/Reserve Fund.....Diane reminded us that previously the membership voted to authorize a \$3,000 advancement from General Funds for landscape improvements (stone/landscaping/top soil, etc.) at Triangle Park. Calendar sales to date are \$3,095. The question now before the membership is whether they would like to put 75% of calendar sales money back into the General Fund and put 25% of calendar sales into a Reserve Fund or to pay back 100% into General Fund. Pat Cordova moved that

we put 75% of calendar sales into the General Fund and the remaining 25% into a Reserve Fund. Judy Zellmer seconded the motion. There was discussion about the need and use for a reserve fund by several members when our treasury has over \$20,000 and the association has no assets. Fran Baird was especially verbal in her opposition. Pat reminded us that the Board has already voted to do this and now it simply needs to go to the membership for a yes or no vote. Kelly reminded us that ultimately the membership is in charge. Diane asked that all members present mark their ballots.

4. Community Contributions.....Should we consider getting community commitment to absorb the cost of community landscaping: \$500/HBPOA; \$500/HBSPOA; \$100/each business? Ann Dobrow moved to table this motion and bring it back to the membership at a later time. Bud Frase Seconded. There was no objection from anyone.

C. Increase in Membership Dues.....Diane Greenwell stated that the Board voted at our last meeting to raise the membership dues to \$35.00 effective January 1, 2021, and now it is brought to membership for approval. Our membership dues are the main source of funding for HBPOA. Barbara Gossett moved and Ann Dobrow seconded to increase our membership dues to \$35.00 per household beginning January 1, 2021. Discussion centered on the rationale for raising our dues when our bank account seems to be quite solvent. Diane went into detail about ways that the Covid-19 has saved us money this year since a lot of what we would normally be doing that might cost money has not happened. She also pointed out our ongoing financial responsibilities and also projects that are coming up that will cost us money and budgets that need to be figured out going forward. She also shared that on an ongoing basis, she gets emails from members wondering why we haven't raised our dues already. Membership was asked to

*(Continued on page 19)*



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(Continued from page 18)

mark their ballots.

#### D. Elections

1. Diane asked for volunteers to form a nominating committee for candidates for the 2021 term. The three volunteers are Nancy Wachs, Bobbi Caccamisi, and Diane Ziemiński.

2. Diane explained that Fran Baird was elected in 2018 to serve on the 2019/2020 Board and through an oversight on someone's part, she ran again in 2019 for the 2020/2021 term. The process in the past has been that two directors are elected each year so that the two-year terms are rotating. Our Bylaws call for Directors to serve two-year terms and having Fran's end, as it should have, would put us back on track whereby two new Directors rotate in every year. Fran would be eligible to run again this year if she wanted to do so. She spoke very passionately about the idea of her not being allowed to finish out her term and stated that she would only leave the Board if the membership voted for her to do so. Gladys Moore moved that Fran Baird be allowed to serve out the 2020/2021 term and John McRae seconded the motion. Diane stated that trying to get back on schedule was not directed at anyone personally and Chuck Greenwell emphasized that it was the process that needed to be corrected. Denis Polyn raised a point

of order that this motion was in conflict with the Bylaws because a Director can only be elected to a two-year term and the motion provides a Director with a three-year term. Nonetheless, the general feeling appeared to be that a mistake was made and that Fran should be able to serve out her three-year term. Members were asked to mark their ballots.

At this juncture, Diane Greenwell recused herself and asked Pat Cordova to take over the leadership of the meeting. Pat stated that the next two items on the agenda involve the possibility of the removal of a Director and the President and that the complex issues involved require definition and establishment of criteria. She asked Denis Polyn to give some advice and insight on Parliamentary Procedure. He began with the fact that this is a complex issue and that ultimately the decision rests with the membership. He quoted from our Bylaws, Article 5.9 which states that :

*"Any officer or director may be removed for cause by a two-thirds vote of the membership present at any regular meeting provided that said officer has been advised in writing of the proposed action at least thirty days prior to the date of meeting."*

Denis first wanted to be sure that this meeting was a "regular" meeting and the general consensus was that, though there may be special circumstances, it is considered as such. Secondly, he pointed out that our Bylaws

(Continued on page 20)

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*(Continued from page 19)*

don't define the word, "cause," and yet that's the only reason they give for removal. He described how one section of Robert's Rules of Order that relates to removal, defines the word, "cause," as "neglect of duty in office or misconduct." Potential definitions for "neglect of duty in office" include wrongful exercise of authority, intentional wrongdoing, or failure to perform an act required by law. Potential definitions for "misconduct" as a noun are "unacceptable or unprofessional behavior" while potential definitions of "misconduct" as a verb are "to behave in an improper or unprofessional manner." Denis also described two processes listed in Robert's Rules for removal. It is up to the membership to determine how the removal process should be conducted.

E. Notice/Motion on 7/05/2020 by Judy Zellmer to immediately remove Kelly Reeve.....Pat called Judy Zellmer to the podium to make her case and to make any appropriate motions. Judy began by explaining the volume of documents she had supplied for our records and also verbalized the steps of proper notification that were followed so that all rules were followed. Judy's case is extensive and is not only covered in the written records but also in a repository that any member can follow the links to and read documents and hear recordings. All of the charges were listed on the ballot and the volume of documents will be part of our permanent records for any member to read. Judy strongly urged mem-

bers to listen to the Board Meeting of June 25, 2020, when Kelly threatened legal action against any Board member who voted yes on the motion to create a repository of records for the purpose of transparency for the membership. After summarizing the documents and listing the charges, Judy Zellmer moved that Kelly Reeve be removed from any and all positions she may hold in HBPOA; furthermore, that she be barred from holding any elected or committee position in the HBPOA for a period of one year from the effective date of her removal, and that she be replaced as director as soon as possible. Tommy Evans seconded the motion.

A number of members (Jodie Pillarella, Gladys Moore, Kathy Frase, Fran Baird, John Paul Reeve, and Leslie Tomlinson) gave testimonials in support of Kelly. Accusations were leveled at the Board and at Diane Greenwell specifically and at Judy Zellmer as well. Kelly was broadly presented as someone who has passionately tried to do the job she was elected to do (represent and stand up for the membership) and that she is ardent about the pursuit of truth and following the Bylaws and Articles of Incorporation. According to the speakers, she was put down by her fellow Board members, not allowed to speak and express her independent opinions (even though others were just as loud and vociferous) when all she did was represent the membership and champion the Bylaws. Some were surprised at the dysfunction of the current Board when previous Boards all worked to-

*(Continued on page 22)*



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(Continued from page 20)

gether to accomplish great things in the past. Kelly was, according to her husband, a "lamb to go after," even though she has never neglected her duty. He blamed much of the dysfunction to personality issues going on with the Board and further accused the Board of "toxic emails," most of which Kelly said she didn't even read. Leslie Tomlinson expressed her appreciation for the altruistic and generous deeds the Reeves have selflessly done for members of the community who were in need. In her statement, Kelly emphasized much of what was said, provided background on some of the issues and her recollection of what happened with the Bylaw Committee and ended by saying that what she is about is upholding the Bylaws and the truth and "if that's not something this membership has a respect for, then maybe you should vote me out." All of the remarks/speeches are part of the recorded meeting and anyone who desires can listen to the detail there.

Pat Cordova spoke about the other side of the coin, stating that in spite of all the protestations on the part of previous presidents, her experience over her term as Secretary was that the word, "Bylaws," seldom came up in Board meetings and, in fact, she purchased a copy of the revised Robert's Rules of Order last Fall because the Board needed to research an issue and no one seemed to have a current copy. Pat stated that little has been off limits for Kelly's ostensible "need to object to

something," at any given meeting and she has been the major contributor to the negativity and chaos on our board. Pat shared that she has been accused by Kelly of inaccurate minutes and her motives questioned. She further elaborated that Sarah, our Treasurer, has been questioned constantly about her reports when, in previous years, the treasurer was seldom questioned about anything and it seems at times that the goal is simple and pure harassment. Lastly, she made the point that she personally dreads Board meetings, knowing that the other shoe will always drop and then will come the hours and hours it takes to transcribe proper and accurate minutes from the three and four-hour meetings.

Sarah Hill, whose responsibility as treasurer is to verify the eligibility of members, expressed her concern over not being able to verify the Reeves' eligibility to now be members since the Reeves have recently relocated within the Hernando Beach area to a house that is held in trust. The Reeves' names are not listed in this trust on the property appraiser's website that Sarah relies on for verification of any new members, and thus she had asked them to bring documentation of their relationship to the trust to the meeting tonight. What they presented was "unlike any trust document I have ever seen," were Sarah's words; furthermore her efforts to have other Board members take a look at the document resulted in Kelly's taking back the document. Sarah stated that she cannot verify the Reeves' eligibility at this

(Continued on page 23)



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*(Continued from page 22)*

point. Following all of the speakers, Pat instructed all members to mark their ballots.

F. Motion 6/11/2020 by Belinda Kelly Dodson – Request Due to Cause to Remove Diane Greenwell as President of HBPOA.....Kelly Dodson was next called to the podium to present her case against Diane Greenwell. She began by reading aloud to the membership the letter that she wrote to Diane with copies to all Board members, outlining her complaints against Diane that provided the basis for her request due to cause to remove Diane. She also provided exhibits in support of her accusations. This letter is part of the permanent records and, once again, the audio of the meeting will remain available for any member to hear. Belinda Kelly Dodson moved and Jodie Pillarella seconded the motion to remove Diane Greenwell as the President of the Hernando Beach Property Owners Association.

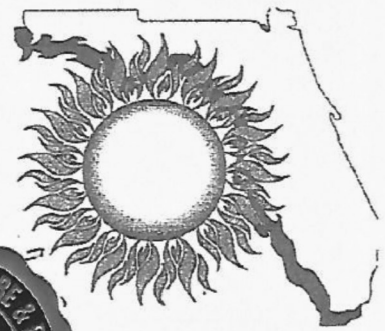
Two people spoke in support of the motion to remove our President: Jodie Pillarella and John Paul Reeve. Jodie's comments mostly centered around her "being ridiculed" because she wanted to make a contribution to the HBPOA for the purpose of purchasing Liability Insurance and her opinion that everything that's "put out" to the membership is one sided and the other side is never allowed to be heard. She was upset with her experience with the website, Hernando Beach Guilty, and the post-

ings involving her and, lastly, she had complaints about the roundtable that Chuck Greenwell organized back in February. John Paul opined that Diane is simply doing too much and should delegate more and also that if she had simply reached out to Kelly in any sort of meaningful way, a lot could have been avoided. Lastly he made the point that local realtors are responsible for a lot of the new members.

Chuck Greenwell spoke on behalf of his wife, noting how that she "has worked her heart out" for this association with a number of positive outcomes. He elaborated on some of the legal issues he and Diane have had to deal with, such as the Cease and Desist and Litigation Hold Letter from Jodie Pillarella's attorney in a "groundless case." He alluded to how and why our HBPOA has lost credibility with the County and how hard we need to work to regain it. He spoke of the repository that has been established for total transparency. Ann Dobrow spoke about the fact that the President's job as leader of our meetings is to keep things moving and that her removal from office would be not only untimely but unnecessary. Lastly, Pat Cordova compared and contrasted previous HBPOA Boards that she has been a part of and presidents with whom she has worked with the current Board and Diane's leadership style. She also enumerated the positive things that have been accomplished under Diane's leadership in spite of Covid-19 and all the negativity of people who have tried to thwart her at every turn. Pat sincerely urged members to allow

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*(Continued from page 23)*

Diane to continue the good work she has begun.

Finally, Diane Greenwell, speaking from her heart without prepared notes, stated that she had no desire to speak negatively of anyone but wanted to focus on the positive that we have accomplished and what we can do going forward for our community and how we can keep our association growing. Members were asked to mark their ballots.

In response to a question from Bud Frase, Erin Daly explained the process for handling both the paper ballots and the electronic ballots, outlining all the details for insuring accuracy and impartiality and anonymity.

Jen Brown asked that the photo contest which had been scheduled for tonight, under the circumstances, be tabled and it was agreed that it should be tabled until the October HBPOA meeting. Pat thanked Jen sincerely for her having come prepared to conduct this and apologized that we ran out of time. It was also necessary to skip Items G and H on the agenda due to constraints of time.

Diane Ziemski moved and Judy Hughes seconded her motion for adjournment and the meeting adjourned at 11 PM followed by the 50/50 drawing.

Respectfully submitted,  
Patricia Cordova, Rec Sec

# October 2020

| Sun                                                                   | Mon                                                              | Tue | Wed                             | Thu                                 | Fri                     | Sat                                   |
|-----------------------------------------------------------------------|------------------------------------------------------------------|-----|---------------------------------|-------------------------------------|-------------------------|---------------------------------------|
| To be included in next month's calendar please e-mail your events to: | to Jennifer Brown<br>mjajbrown@tampabay.rr.com<br>By 10/10/2020. |     |                                 | 1<br>HBPOA<br>Membership<br>Meeting | 2<br>HBC Dinner 6-11pm  | 3                                     |
| 4                                                                     | 5                                                                | 6   | 7                               | 8                                   | 9<br>HBC Dinner 6-11pm  | 10<br><b>Beachcomber<br/>Deadline</b> |
| 11                                                                    | 12                                                               | 13  | 14<br>HB Crime Watch<br>Meeting | 15                                  | 16<br>HBC Dinner 6-11pm | 17                                    |
| 18                                                                    | 19<br>US Coast Guard<br>Auxiliary Meeting 7pm                    | 20  | 21                              | 22                                  | 23<br>HBC Dinner 6-11pm | 24<br>Gun & Knife Show                |
| 25<br>Gun & Knife Show                                                | 26                                                               | 27  | 28                              | 29                                  | 30<br>HBC Dinner 6-11pm | 31                                    |

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|                                                                                                                     |                                                                                                                     |                                                                                                                    |                                                                                                                     | <b>Thu 01</b>                                                                                                      | <b>Fri 02</b>                                                                                                       | <b>Sat 03</b>                                                                                                       |
|---------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
|                                                                                                                     |                                                                                                                     |                                                                                                                    |                                                                                                                     | High Tide 3.04 ft<br>01:55<br>Low Tide 0.47 ft<br>09:21<br>High Tide 3.30 ft<br>14:03<br>Low Tide 0.52 ft<br>21:41 | High Tide 3.12 ft<br>02:17<br>Low Tide 0.32 ft<br>09:54<br>High Tide 3.24 ft<br>14:40<br>Low Tide 0.65 ft<br>22:07  | High Tide 3.17 ft<br>02:39<br>Low Tide 0.23 ft<br>10:26<br>High Tide 3.14 ft<br>15:15<br>Low Tide 0.80 ft<br>22:33  |
| <b>Sun 04</b>                                                                                                       | <b>Mon 05</b>                                                                                                       | <b>Tue 06</b>                                                                                                      | <b>Wed 07</b>                                                                                                       | <b>Thu 08</b>                                                                                                      | <b>Fri 09</b>                                                                                                       | <b>Sat 10</b>                                                                                                       |
| High Tide 3.22 ft<br>03:01<br>Low Tide 0.17 ft<br>10:57<br>High Tide 3.02 ft<br>15:51<br>Low Tide 0.94 ft<br>22:59  | High Tide 3.25 ft<br>03:24<br>Low Tide 0.16 ft<br>11:30<br>High Tide 2.86 ft<br>16:29<br>Low Tide 1.10 ft<br>23:28  | High Tide 3.25 ft<br>03:49<br>Low Tide 0.19 ft<br>12:05<br>High Tide 2.69 ft<br>17:11<br>Low Tide 1.26 ft<br>23:59 | High Tide 3.21 ft<br>04:19<br>Low Tide 0.27 ft<br>12:47<br>High Tide 2.50 ft<br>18:01                               | Low Tide 1.43 ft<br>00:36<br>High Tide 3.13 ft<br>04:56<br>Low Tide 0.38 ft<br>13:39<br>High Tide 2.33 ft<br>19:10 | Low Tide 1.61 ft<br>01:24<br>High Tide 2.99 ft<br>05:45<br>Low Tide 0.47 ft<br>14:47<br>High Tide 2.27 ft<br>20:38  | Low Tide 1.75 ft<br>02:38<br>High Tide 2.85 ft<br>06:58<br>Low Tide 0.48 ft<br>16:11<br>High Tide 2.35 ft<br>22:05  |
| <b>Sun 11</b>                                                                                                       | <b>Mon 12</b>                                                                                                       | <b>Tue 13</b>                                                                                                      | <b>Wed 14</b>                                                                                                       | <b>Thu 15</b>                                                                                                      | <b>Fri 16</b>                                                                                                       | <b>Sat 17</b>                                                                                                       |
| Low Tide 1.74 ft<br>04:14<br>High Tide 2.81 ft<br>08:38<br>Low Tide 0.37 ft<br>17:32<br>High Tide 2.53 ft<br>23:07  | Low Tide 1.52 ft<br>05:41<br>High Tide 2.94 ft<br>10:08<br>Low Tide 0.22 ft<br>18:37<br>High Tide 2.73 ft<br>23:51  | Low Tide 1.15 ft<br>06:46<br>High Tide 3.16 ft<br>11:20<br>Low Tide 0.11 ft<br>19:29                               | High Tide 2.93 ft<br>00:26<br>Low Tide 0.72 ft<br>07:39<br>High Tide 3.37 ft<br>12:20<br>Low Tide 0.11 ft<br>20:14  | High Tide 3.10 ft<br>00:59<br>Low Tide 0.30 ft<br>08:26<br>High Tide 3.49 ft<br>13:14<br>Low Tide 0.22 ft<br>20:55 | High Tide 3.26 ft<br>01:30<br>Low Tide -0.07 ft<br>09:11<br>High Tide 3.50 ft<br>14:06<br>Low Tide 0.41 ft<br>21:34 | High Tide 3.40 ft<br>02:01<br>Low Tide -0.34 ft<br>09:55<br>High Tide 3.40 ft<br>14:56<br>Low Tide 0.66 ft<br>22:12 |
| <b>Sun 18</b>                                                                                                       | <b>Mon 19</b>                                                                                                       | <b>Tue 20</b>                                                                                                      | <b>Wed 21</b>                                                                                                       | <b>Thu 22</b>                                                                                                      | <b>Fri 23</b>                                                                                                       | <b>Sat 24</b>                                                                                                       |
| High Tide 3.50 ft<br>02:33<br>Low Tide -0.48 ft<br>10:41<br>High Tide 3.21 ft<br>15:46<br>Low Tide 0.92 ft<br>22:49 | High Tide 3.54 ft<br>03:06<br>Low Tide -0.48 ft<br>11:27<br>High Tide 2.95 ft<br>16:39<br>Low Tide 1.17 ft<br>23:27 | High Tide 3.51 ft<br>03:42<br>Low Tide -0.35 ft<br>12:15<br>High Tide 2.66 ft<br>17:34                             | Low Tide 1.37 ft<br>00:07<br>High Tide 3.39 ft<br>04:23<br>Low Tide -0.11 ft<br>13:09<br>High Tide 2.41 ft<br>18:37 | Low Tide 1.54 ft<br>00:52<br>High Tide 3.19 ft<br>05:10<br>Low Tide 0.16 ft<br>14:10<br>High Tide 2.24 ft<br>19:54 | Low Tide 1.66 ft<br>01:50<br>High Tide 2.94 ft<br>06:12<br>Low Tide 0.40 ft<br>15:24<br>High Tide 2.21 ft<br>21:19  | Low Tide 1.68 ft<br>03:11<br>High Tide 2.71 ft<br>07:37<br>Low Tide 0.53 ft<br>16:47<br>High Tide 2.31 ft<br>22:28  |
| <b>Sun 25</b>                                                                                                       | <b>Mon 26</b>                                                                                                       | <b>Tue 27</b>                                                                                                      | <b>Wed 28</b>                                                                                                       | <b>Thu 29</b>                                                                                                      | <b>Fri 30</b>                                                                                                       | <b>Sat 31</b>                                                                                                       |
| Low Tide 1.53 ft<br>04:45<br>High Tide 2.63 ft<br>09:15<br>Low Tide 0.56 ft<br>17:59<br>High Tide 2.46 ft<br>23:14  | Low Tide 1.23 ft<br>06:04<br>High Tide 2.70 ft<br>10:38<br>Low Tide 0.56 ft<br>18:52<br>High Tide 2.64 ft<br>23:48  | Low Tide 0.87 ft<br>07:01<br>High Tide 2.82 ft<br>11:41<br>Low Tide 0.58 ft<br>19:32                               | High Tide 2.80 ft<br>00:17<br>Low Tide 0.54 ft<br>07:46<br>High Tide 2.91 ft<br>12:31<br>Low Tide 0.62 ft<br>20:06  | High Tide 2.95 ft<br>00:43<br>Low Tide 0.26 ft<br>08:25<br>High Tide 2.97 ft<br>13:13<br>Low Tide 0.70 ft<br>20:36 | High Tide 3.06 ft<br>01:08<br>Low Tide 0.05 ft<br>09:00<br>High Tide 2.97 ft<br>13:52<br>Low Tide 0.80 ft<br>21:05  | High Tide 3.14 ft<br>01:32<br>Low Tide -0.09 ft<br>09:33<br>High Tide 2.93 ft<br>14:30<br>Low Tide 0.91 ft<br>21:33 |

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